

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Owner 1:	PHILBROOK JOSHUA K & JULIA E
Owner 2:	
Owner 3:	
Street 1:	127 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	ALDERSON BRUCE D & KATHLEEN C/ -
Owner 2:	TRS/ALDERSON GLOUCESTER ST TR -
Street 1:	127 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,203 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7203		Sq. Ft.	Site		0	90.	0.88	10									572,481						572,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7203.000	242,700		572,500	815,200
Total Card	0.165	242,700		572,500	815,200
Total Parcel	0.165	242,700		572,500	815,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	467.43	/Parcel:	467.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,100	0	7,203.	572,500	847,600	847,600	Year End Roll	12/18/2019
2019	101	FV	216,800	0	7,203.	604,300	821,100	821,100	Year End Roll	1/3/2019
2018	101	FV	216,700	0	7,203.	445,300	662,000	662,000	Year End Roll	12/20/2017
2017	101	FV	216,700	0	7,203.	426,200	642,900	642,900	Year End Roll	1/3/2017
2016	101	FV	216,700	0	7,203.	394,400	611,100	611,100	Year End	1/4/2016
2015	101	FV	211,600	0	7,203.	330,800	542,400	542,400	Year End Roll	12/11/2014
2014	101	FV	211,600	0	7,203.	323,100	534,700	534,700	Year End Roll	12/16/2013
2013	101	FV	211,600	0	7,203.	307,900	519,500	519,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALDERSON BRUCE	73610-471	1	11/7/2019		759,000	No	No		
ALDERSON BRUCE	67956-45		9/2/2016	Convenience		1	No	No	
	12195-254		4/22/1972		30,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
12/1/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
1/1/1982		MS	
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	85589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

